THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945787** Karen Johnson Davidson County Batch# 1056543 **DEEDWARR** 10/03/2023 12:54:54 PM 2 pgs Fees: $13.00 Taxes: $3,200.50 20231003-0077720	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Affiant Subscribed and sworn to before me this 29th day of September, 2023. Notary Public My Commission Expires: RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Brian Leonard 7513 Hallows Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 09 0 076.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shayne Taylor and Jake Taylor, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Brian Leonard**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 34 on the Plan of Section Two, Dunaway Woods, as shown on plat of record in Plat Book 9700, page 284 and corrected in Book 10886, Page 32, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shayne Taylor and Jack Taylor, wife and husband, by Warranty Deed from James C. Compson and Linda J. Compson, husband and wife, of record in Instrument No. 20200428-0044389, in the Register's Office of Davidson County, Tennessee, dated April 22, 2020, and recorded on April, 28, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Dunaway Woods, as recorded in Plat Book 9700, Page(s) 284 Corrected in Book 10886, Page 32.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5393, Page 651, as amended in Book 5484, Page 222.

This is improved property located at 7513 Hallows Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2023.

Shayne Taylor

Jake Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shayne Taylor and Jake Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2023.

Notary Public
My Commission Expires: _____

